Price £179,950

Cavendish House,
178 The Boulevard, West Didsbury, M20 2EA
DESCRIPTION
We are pleased to offer to the market this well presented two bedroomed apartment situated on the fourth floor of Cavendish House, West Didsbury. This delightful accommodation briefly comprises; a secure communal entrance hallway, private entrance hallway with large utility cupboard, a bright and airy lounge/diner open plan to a modern fitted kitchen, spacious master bedroom, additional guest bedroom and a contemporary four piece family bathroom.

Located a short stroll away from Burton Road with its eclectic array of shops, bars and restaurants as well as the recently established Metro-link make this a must see property for first time buyers and investors alike. Benefits include; a lift rising to all floors, electric heating, UPVC double glazing and a secure allocated parking bay.

DIRECTIONS
From the Didsbury office, turn left and proceed along Wilmslow Road in the direction of Withington, turning left at the first set of traffic lights into Barlow Moor Road. Continue straight ahead at the traffic junction with Palatine Road and turn right after a short distance onto Burton Road heading towards West Didsbury. Continue along Burton Road for some distance passing the shops and at the main set of traffic lights turn left onto Cavendish Road. Continue along Cavendish Road until reaching the mini roundabout and turn left into the Boulevard. Follow the road round to

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALLWAY
A secure and well maintained communal entrance hallway accessed via a keypad and fob entry system. Stairs and lift rise to all floors;

ENTRANCE HALLWAY
Accessed via a hardwood door with single light point to the ceiling, wall mounted electric panel heater and hardwood flooring throughout. Double doors open to an extensive utility cupboard that houses the pressurised hot water system, ample storage space and plumbing for a washing machine. Hardwood doors open to;

LOUNGE/DINER
A spacious and well presented lounge/diner featuring a three way light point to the ceiling, wall mounted electric panel heater and wooden flooring throughout. A UPVC sliding door inset with double glazing with matching surround open to a 'Juliette' balcony. Open plan to;

KITCHEN
A modern fitted kitchen with a range of fitted eye level and base units, complemented by roll-top work-surfaces and a one and a half bowl stainless steel sink and drainer unit. Four ring 'Electrolux' electric hob with oven under, extractor fan over and a stainless steel splash-back. Integrated fridge freezer. Tastefully finished with a four way feature light point to the ceiling and wooden flooring throughout.

MASTER BEDROOM
A beautifully presented master bedroom accessed via a hardwood door. Single pendant light point to the ceiling, UPVC double glazed window to the side aspect, wall mounted electric panel heater, television point and a built in wardrobe with sliding doors that provides extensive storage space.

BEDROOM TWO
The second bedroom is accessed via a hardwood door with a single pendant light point to the ceiling, UPVC double glazed window to the side aspect and a wall mounted electric panel heater.

BATHROOM
A spacious modern four piece bathroom comprising; a panelled bath with chrome mixer taps over, a walk in shower cubicle with mains mixer shower over, a low level WC and a pedestal hand wash basin with chrome mixer tap over. Tastefully finished with partially tiled splash-backs, single light point and extractor fan to the ceiling, a wall mounted light and shaver point and wall mounted heated towel rail.

EXTERNALLY
The apartment block is situated in secure, well maintained grounds with key-pad and remote controlled gates where access to the development can be found. The apartment benefits from an allocated parking space.

TENURE
Leasehold

ASSESSMENT
Council Tax Band C

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At JP & Brimelow we offer a fully Independent advice service dedicated to finding you the best financial solution to

DISCLAIMER
Your home may be repossessed if you do not keep up the payments on your mortgage.

VIEWING
By appointment through the Agent on 0161 448 0622
Total Approx. Floor Area 572 Sq.Ft. (53.2 Sq.M.)
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